

City Council

Notice of Motion

MM22.17	ACTION			Ward: 6
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Authorization for Approval of a Development Charge Credit for the Design and Construction of the Future Park at 50 Wilson Heights Boulevard and Approval for Tieback Encumbrances Within the Future Park - by Councillor James Pasternak, seconded by Councillor Jennifer McKelvie

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor James Pasternak, seconded by Councillor Jennifer McKelvie, recommends that:

1. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation, such development charge credit to be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
2. City Council direct that, for the statutory parkland conveyance to the City, the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

Summary

City Council at its meetings on February 26, 2020, accepted the recommendations set out in PH13.1 - Housing Now - 50 Wilson Heights Boulevard - Zoning Amendment and Draft Plan of Subdivision - Final Report. As part of the development, the proponents will be dedicating an onsite park with a minimum area of 3,049 square metres, identified as Block 6 on the Plan of Subdivision, to satisfy the parkland dedication requirements of the four development blocks within the Plan of Subdivision.

The proponents have requested City Council's approval to design and build the above base park improvements for the new park. In order to do so, the Parks and Recreation's component of the

development charges, required upon issuance of building permit, would be directed to the above base park improvements through a Letter of Credit.

Parks, Forestry and Recreation is agreeable to have the proponent design and build out the park, in consultation with Parks, Forestry and Recreation. The new park will be designed in consultation with the local community and the Ward Councillor.

Parks, Forestry and Recreation is also agreeable to having tieback encumbrances within the future park.

This matter is urgent as the lease associated with this Housing Now site will be executed by the proponents and the City in early November, and the lease will secure the Development Charge credit.

Background Information (City Council)

Member Motion MM22.17

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-249167.pdf>)